

LANDMARK - SMU BLVD

DALLAS, TEXAS



A SINGLE TENANT NET LEASE OFFERED EXCLUSIVELY BY

DUWEST
INVESTMENT SERVICES



LANDMARK

STATEMENT OF CONFIDENTIALITY AND DISCLAIMER

The information contained in this Offering Memorandum is confidential and furnished solely for the purpose of a review by a prospective purchaser of the retail property known as Landmark - SMU Blvd located at 5609 SMU Blvd, Dallas, Texas 75206 being approximately 3,720 square feet of improvements and situated on 0.661 acres of land ("the "Property"). It is not to be used for any other purpose or made available to any other person without the express written consent of Seller or DuWest Realty, LLC ("DW"). The material herein is based in part upon information supplied by the Seller and in part upon information obtained by DW from sources it deems reliable. No representation or warranty, expressed or implied, is made by the Seller, DW, or any of their respective affiliates as to the accuracy or completeness of the information contained herein. Prospective purchasers should conduct their own independent investigation, conduct their own due diligence, and form their own conclusions without reliance upon the material contained herein. A prospective purchaser's sole and exclusive rights with respect to this prospective transaction, the Property, or information provided herein or in connection with the sale of the Property shall be limited to those expressly provided in an executed Purchase and Sale Agreement and shall be subject to the terms thereof. In no event shall a prospective purchaser have any other claims against Seller or DW or any of their affiliates or any of their respective officers, directors, owners, or agents for any damages, liability, or causes of action relating to this solicitation process or the marketing or sale of the Property. Prospective purchasers are not to construe the contents of this Offering Memorandum or any prior or subsequent communication from DW or Seller or their affiliates or any of their respective officers, directors, owners, or agents as legal, tax, or other advice. Prior to forming their acquisition value of the Property, prospective purchasers should consult with their own legal counsel and tax advisors to determine the consequences of an investment in the Property and arrive at an independent evaluation of such investment.

INVESTMENT OVERVIEW

DuWest Realty Investment Services has been exclusively retained to present the opportunity to acquire **Landmark Bar & Kitchen - SMU Blvd** ("The Property"), a 3,720 SF single tenant net lease retail property located steps away from Southern Methodist University and directly downstairs from The Shelby, a 55 unit, user owned apartment building. The Shelby derives its name from Carol Shelby (Ford v Ferrari), the racecar driver who operated a garage at this location for much of his life.

The Property has recently been leased to One Entertainment Group (the restaurant group behind Texas Republic, The Yard, Playground, Theory Nightclub, Cutie Pies Pizza) featuring food and entertainment concepts Landmark Bar & Kitchen and Hot Chicks Chicken. This is One Entertainment Group's second Landmark Location, the first being the wildly successful location in Fort Worth that averages over \$5 million per year. Landmark spotlights a 136-foot Megatron LED screen — one of the largest LED screens in Dallas to watch sports — featuring state-of-the-art picture and sound for an immersive sports experience, alongside a large full-size bar in the center of the venue and an additional +/- 2,000 SF of patio space*. Landmark is a laid back concept with an enclosed patio boasting arcade and backyard games and delicious menu offerings. It is the perfect addition to SMU Blvd's legendary bar line up of Barley House and Milo Butterfingers. Hot Chicks Chicken, which recently opened locations in Plano & Willow Park with plans to open two more in DFW, is a fast-casual restaurant from One Entertainment offering scratch-made, Halal, dairy-free, peanut-free hot chicken, with varying heat levels. In addition to dine-in service, Hot Chicks offers curbside pickup and delivery through DoorDash, Grubhub, and Uber EATS.

The acquisition of Landmark - SMU Blvd offers investors a perfect 1031 trade opportunity with unmatched proximity to over 12,000 students, 35,000 in daytime population and an average household income of over \$140,000 within 1 mile.

**Patio square footage is in addition to the 3,720 SF property size, making the total square footage +/- 5,720 SF. However, the rent is based on only 3,720 SF.*

CLICK HERE FOR:

[LANDMARK - SMU BLVD - VIDEOGRAPHY](#)



**5609 SMU BLVD,
DALLAS, TX 75206**

ADDRESS

DALLAS

CITY

DALLAS

COUNTY

2010 (2021)

CONSTRUCTION YR

3,720 SF

BUILDING SIZE

28,793 SF

SITE SIZE SF

\$131,019

IN- PLACE NOI

\$35.00

RENT PSF

5.75%

CAP RATE

\$2,279,000

PRICE

US HWY 75: 236,265 VPD

SMU BLVD: 8,553 VPD

GREENVILLE AVE: 21,700 VPD

TRAFFIC COUNTS

CONDO00C7214CONDO

TAX PROPERTY ID

INVESTMENT HIGHLIGHTS



AFFLUENT & DENSE DEMOGRAPHICS

- Located 0.5 miles east of Southern Methodist University, home to over 12,000 undergrad and graduate students
- The Property is situated in the heart of Dallas and the Park Cities where average household incomes are approximately \$175,039 within 3 miles
- Attached to The Shelby Residences (55 units) and directly across the street from Mockingbird Flats (418 units) as well as within walking distance from the new luxury residential tower, Eastline (330 units)



PRIME IN-FILL LOCATION IN DFW

- Centralized location provides immediate proximity to SMU, easy access to Highway 75 taking you to major office hubs with immense daytime population (226,745) and a dense residential base (89,492 households), highly educated workforce (70% with a bachelors or graduate degree) all within 3 miles



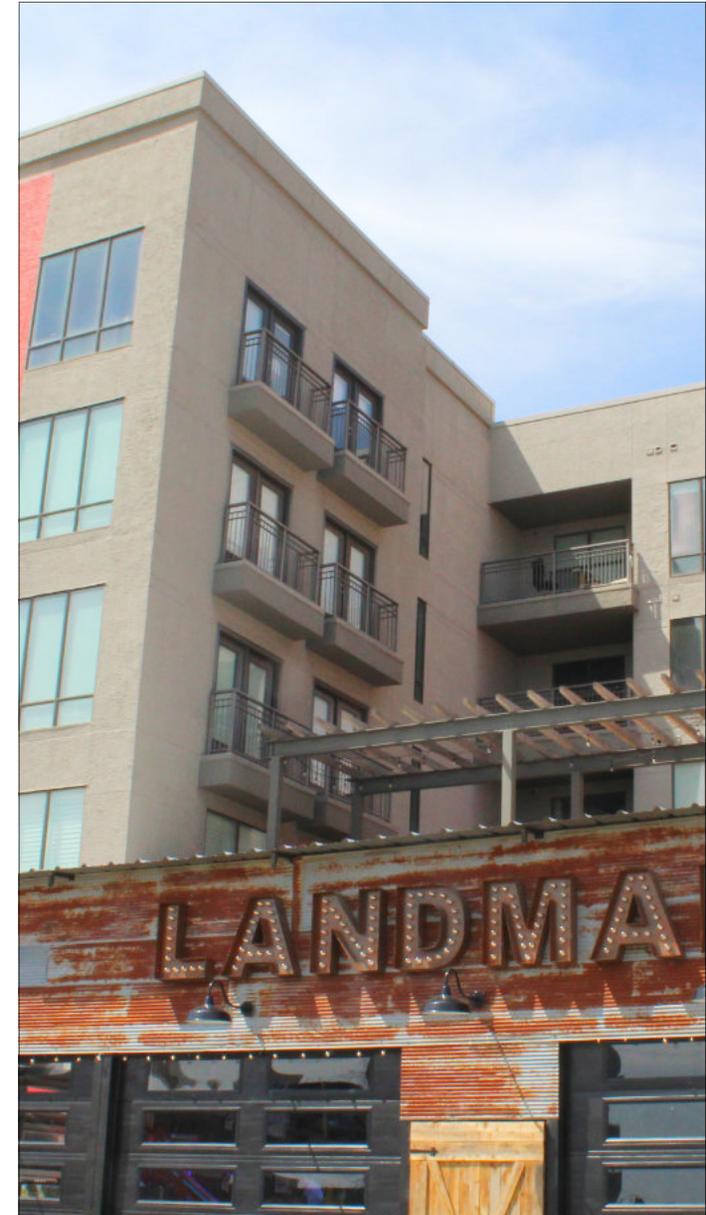
NEW TEN-YEAR LEASE WITH INCREMENTAL RENT BUMPS

- Landmark Bar & Kitchen and Hot Chicks Chicken (commencement date 10/1/21) are operating under one lease with One Entertainment Group. This restaurant group is known for its successful concepts such as it's Fort Worth Landmark Bar & Kitchen location, Texas Republic Fort Worth, The Yard, Playground , Theory Nightclub, and Cutie Pies Pizza
- Incremental rental increases every two years are embedded and realized throughout the



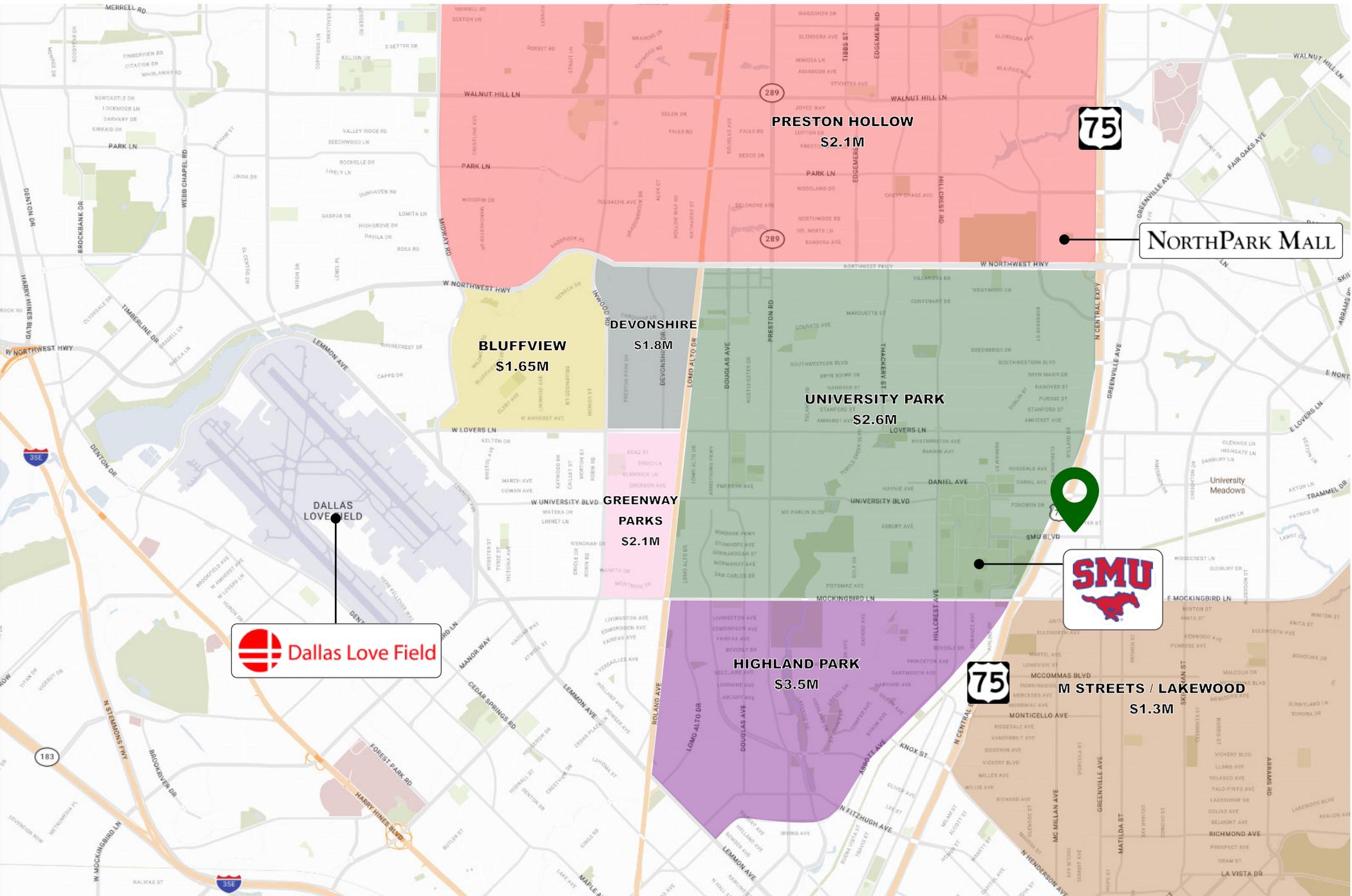
ADDITIONAL SQUARE FOOTAGE

- Not included in the property square footage or rent consideration is an additional +/- 2,000 square feet of covered patio space with garage doors than can open



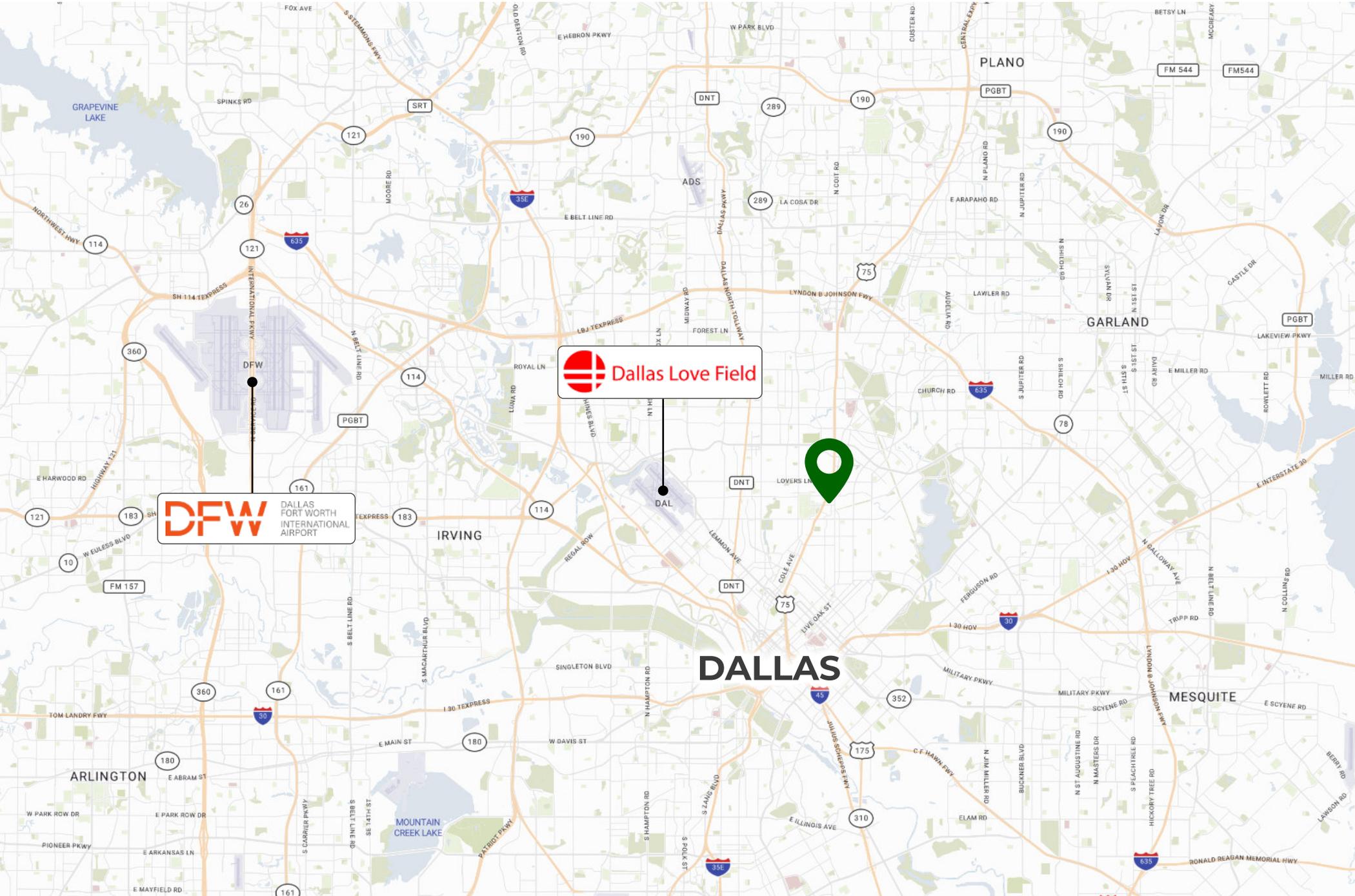
AVERAGE HOME LISTING PRICES

5609 SMU BLVD, DALLAS, TX 75206



REGIONAL MAP

5609 SMU BLVD, DALLAS, TX 75206



AERIAL VIEW

LOOKING NORTHEAST



ANNUAL ALCOHOL SALES FOR THE YEAR ENDING AUGUST 2022

LOOKING WEST



HIGHLAND HOTEL
\$1,766,482

LANDMARK
BAR & KITCHEN

SMU Blvd | 8,553 VPD

Central Expressway | 236,265 VPD

75

BARLEY HOUSE
\$2,043,723

OISHII
\$1,073,836

PREGO PASTA HOUSE
\$501,038

TORCHYS TACOS
\$443,314

THE GREEN ELEPHANT
\$771,381

DESPERADO'S
\$485,745

ROUND TABLE PIZZA
\$176,116

MILO BUTTERFINGERS
\$1,765,633

OZONA'S
\$1,256,784

VELVET TACO
\$378,991

AERIAL VIEW

LOOKING WEST



AERIAL VIEW

LOOKING SOUTHWEST

DOWNTOWN
DALLAS



345

75

Central Expressway | 236,265 VPD

SMU Blvd | 8,553 VPD

CVS pharmacy

CHASE

at&t

7 ELEVEN

5 MOCKINGBIRD APARTMENTS

MOCKINGBIRD FLATS

ROUND TABLE

kasa

TORCHYS

Milo Something's

oishii

THE SHELBY

DZONA

9ROUND

UNITED STATES POSTAL SERVICE

BARLEY HOUSE

SMU

EASTLINE RESIDENCES

LJA ENGINEERING

BEEMAN HOTEL

LOFT

west elm

URBAN OUTFITTERS

SMU UNIVERSITY DATA CENTER

centre

HIGHLAND

LA ENGINEERING

SMU

Crate&Barrel
TRADER JOE'S
POTTERY BARN
RH

KNOX/
HENDERSON

Tom Thumb

BARNES & NOBLE
SHUG'S
La Madeleine
HOLY POPE
CVS pharmacy
Pete's

WHOLE FOODS MARKET

Audi ACURA

Lowes
LA FITNESS
Ford
Lexus
Mercedes Benz

SMU

THE LUMEN

UNIVERSITY PARK

LANDMARK
BAR & KITCHEN

THE H

Cafe Brazil

THE GREEN ROOM

Walmart
Neighborhood Market

LA FITNESS
Kroger
TARGET
PETSMART
OfficeMax
ROSS
Famous Footwear

MATTRESS FIRM

TACO BELL

Kroger

UNITED STATES POSTAL SERVICE

UNITED STATES POSTAL SERVICE

SMU

↑
ADDITIONAL
PUBLIC
PARKING

FREE
PUBLIC
PARKING

PRENTICE STREET

**PUBLIC
SERVICE
PLUMBERS**

est. 1946
HOLT
Veterinary Clinic

Oishii

LANDMARK
BAR & KITCHEN

3,720 SF

HOT CHICKS
NASHVILLE HOT CHICKEN

PATIO
+/- 2,000 SF
(Rent is based on
3,720 Square Feet)

↑
Entry

↑
Entry

SMU BOULEVARD | 8,553 VPD



TENANT PROFILE



Landmark Bar & Kitchen

landmarkbars.com

Landmark Bar & Kitchen is a fun and friendly neighborhood bar with locations in Dallas and Fort Worth. Featuring over 20 HDTVs, ice cold beer, damn good bar food, a large dog friendly patio and your favorite arcade and backyard games, we will be your favorite bar to hang out with old friends and make new ones! There is always something going on at Landmark...from live music to poker night to karaoke to crawfish boils and more, we will keep you entertained. Landmark has been your home for drinks, food and friends since 2013.



Owner/Operator: One Entertainment

tentgroup.com

One Entertainment Group is a full-service hospitality development, management and nightlife company based in Texas. See below for a selection of other food and entertainment offerings they provide in Texas.

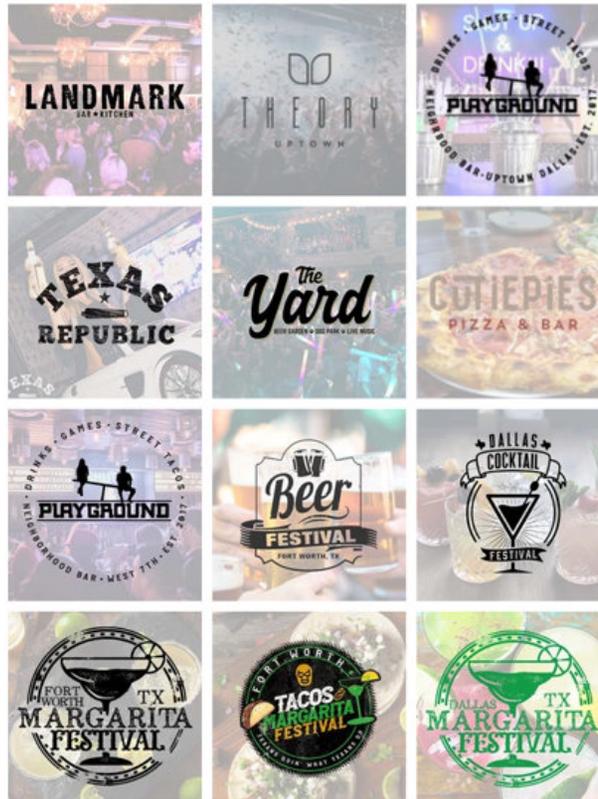
The company remains a key player in the hospitality industry by capitalizing on ventures that raise the bar for service and customer experiences through unique offerings.



Hot Chicks Chicken

hotchickschicken.com

Hot Chicks Chicken, specializing in Nashville Hot Chicken and Boozy Slushies, makes their chicken fresh, with pickles and coleslaw cut in-house daily as well as all their sauces. Their bread is baked and delivered daily from a local artisan bakery. Their chicken is Hala, dairy-and-peanut-free to be as inclusive as possible. Hot Chicks just opened two new locations in DFW in Plano and Willow Park with plans to open two more in Arlington and Addison in addition to the location at SMU Blvd.



RENT ROLL

5609 SMU BLVD, DALLAS, TX 75206

TENANT	SIZE (SF)	% OF TOTAL (SF)	CURRENT TERM		CURRENT BASE RENT			RENTAL INCREASES			CAM RECOV.	NOTES
			START	EXPIRE	PSF	ANNUAL	MONTHLY	DATE	PSF	ANNUAL		
Landmark Bar & Kitchen/ Hot Chicks Chicken	3,720	100.0%	10/1/2021	2/29/32	\$35.00	\$130,200	\$10,850	Oct-23	\$35.88	\$133,474	NNN	Two, 5-Year Options at Fair Market Value
								Oct-25	\$36.78	\$136,812		
								Oct-27	\$37.70	\$140,244		
								Oct-29	\$38.64	\$143,741		
Total Occupied	3,720	100.0%			\$35.00	\$130,200	\$10,850					
Total Vacant	0	0.0										
Total GLA	3,720											

PRICING

\$2,279,000

PRICE

\$131,019

2023 NOI

5.75%

CAP RATE

\$35.00*

RENT PSF

\$79

PRICE PSF (LAND)

\$37-40 PSF

MARKET RENT

NNN

RECOVERY

9.5

YEARS REMAINING

* Rent per square foot does not include additional +/- 2,000 square feet of patio space, making the effective rental rate \$22.91 PSF.



LEASE ABSTRACT

LANDMARK BAR & KITCHEN - SMU BLVD

Demised Premises	3,720 square feet (does not include patio space)																								
Specific Use	Operation of a casual sit down restaurant and bar in connection therewith and for no other use. Tenant acknowledges and agrees the Leased Premises shall not be operated as a nightclub.																								
Address	5609 SMU Blvd, Suite 101, Dallas TX 75206																								
Documentation	Shopping Center Lease Agreement dated December 1, 2020 First Amendment dated October 26, 2021 Second Amendment dated May 1, 2022																								
Tenant	HCC SMU, LLC																								
Guarantor*	Sam Sameni & Shaul Sultan *After 3rd Lease Year, the guarantee shall not exceed 6 months of Rent + NNN's																								
Rent Commencement Date	October 1, 2021																								
Lease Expiration Date	February 29, 2032																								
Base Rent	<table border="0"> <thead> <tr> <th>Period</th> <th>Annually</th> <th>Monthly</th> <th>PSF</th> </tr> </thead> <tbody> <tr> <td>Oct 1, 2021 to Sept 30, 2023</td> <td>\$130,200</td> <td>\$10,850.00</td> <td>\$35.00</td> </tr> <tr> <td>Oct 1, 2023 to Sept 30, 2025</td> <td>\$133,474</td> <td>\$11,122.80</td> <td>\$35.88</td> </tr> <tr> <td>Oct 1, 2025 to Sept 30, 2027</td> <td>\$136,812</td> <td>\$11,401.00</td> <td>\$36.78</td> </tr> <tr> <td>Oct 1, 2027 to Sept 30, 2029</td> <td>\$140,244</td> <td>\$11,687.00</td> <td>\$37.70</td> </tr> <tr> <td>Oct 1, 2029 to Feb 29, 2032</td> <td>\$143,741</td> <td>\$11,978.40</td> <td>\$38.64</td> </tr> </tbody> </table>	Period	Annually	Monthly	PSF	Oct 1, 2021 to Sept 30, 2023	\$130,200	\$10,850.00	\$35.00	Oct 1, 2023 to Sept 30, 2025	\$133,474	\$11,122.80	\$35.88	Oct 1, 2025 to Sept 30, 2027	\$136,812	\$11,401.00	\$36.78	Oct 1, 2027 to Sept 30, 2029	\$140,244	\$11,687.00	\$37.70	Oct 1, 2029 to Feb 29, 2032	\$143,741	\$11,978.40	\$38.64
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Renewal Option(s)	Tenant is granted the option to extend the term of this lease for two consecutive extended terms of 5 years each at Fair Market Value. Tenant must send written notice to exercise option 6 months prior to expiration date.
Tenant Repairs and Maintenance	Tenant will repair and maintain in good order, at its own cost, the entirety of the Premises, including the Building's interior, HVAC system, plumbing and other electrical and mechanical installation, equipment and fixtures.
Landlord Repairs and Maintenance	Landlord shall be responsible for the operation, management and maintenance of the Common Area, however, Tenant shall reimburse Landlord its proportionate costs of all Common Area Expenses (including a management fee and any condominium assessments applicable to the Retail unit).
Roof Repair / Replacement	The Demised Premises is the ground floor retail component of a mixed-use building. The roof over the Demised Premises is technically an outdoor terrace for the residents. Any costs for repair and maintenance that are attributable to the roof can be passed through as Common Area Maintenance.
Tax Payments	Tenant will be responsible for all Real Estate Taxes and assessments levied, charged, or assessed against the Premises during the Term
Property Insurance	Tenant is liable for its proportionate share of all Property and Liability Insurance.
Estoppel	Tenant shall deliver an Estoppel Certificate within 7 days of written request.
Assignment/Subletting	Tenant may not assign or sublease any part of the Premises without the prior written consent of Landlord, which Landlord may not unreasonably withhold, condition, or delay.

SUBMARKET OVERVIEW

Dallas is the 9th largest city in the US and the third largest in Texas. The Dallas-Fort Worth metroplex population is 7,960,420, making it the largest metropolitan area in both Texas and the south. The Dallas-Fort Worth metroplex encompasses 13 counties within the state of Texas. Dallas is the economic and cultural hub of the North Texas region and it is the largest inland metropolitan area in the United States. DFW is continually ranked among the fastest growing areas in the nation with continued job growth being a key factor. Ranked third on Forbes' list of "America's Fastest Growing Cities," DFW has the largest, most educated workforce in Texas. The city sees over 24.9 million annual visitors with 48.9 million visiting the entire metro area. Dallas is centrally located and within a four hour flight from most North American destinations.

Accolades & Rankings:

- #1 Top Real Estate Markets to Watch (2019)
- #1 among US markets in net population increase (2020)
- 4 Global Fortune 500 Companies
- #1 Top City for Jobs in Forbes (2018)
- Among 12 largest MSAs, DFW ranks #1 for jobs added and job growth
- The cost of doing business is 3% lower in Dallas than the national average
- #1 in the US for Population Growth over the past decade

RETAIL OCCUPANCY:

	DALLAS MARKET	UPPER GREENVILLE SUBMARKET	PARK CITIES SUBMARKET
Market Rent	\$20.31	\$23.39	\$42.56
Vacancy Rate	5.60%	6.90%	2.20%
Inventory SF	448,000,000	5,900,000	2,600,000
Under Construction SF	3,100,000	102,000	5,200



SMU OVERVIEW



Southern Methodist University is a nationally ranked private university located in the heart of Dallas, Texas. SMU is a distinguished center for global research with a liberal arts tradition. SMU's more than 12,000 diverse, high-achieving students come from all 50 states and more than 80 countries to take advantage of the University's small classes, hands-on research opportunities, leadership development, community service, international study and innovative programs. For more than a century, SMU's enterprising spirit has helped shape Dallas into a global gateway for people of all backgrounds who want to change the world.

First year students are required to live on campus for 2 years (The Property is located .5 miles east of campus)

Tuition

\$50,200; 72% more expensive than national average
Endowment (May 31, 2020) \$1.6 billion

Enrollment

Total Fall 2020 Enrollment – 12,373

Undergraduate students – 6,827

Graduate students – 5,546

Total new first-year undergraduate students – 1,531

DUWEST
INVESTMENT SERVICES



MEDIA

LANDMARK BAR WITH PATIO & GAMES IS OPENING ON DALLAS' SMU BOULEVARD (CULTURE MAP DALLAS)

There's a new bar opening on Dallas' SMU Boulevard with patio and games galore. Called Landmark Bar & Kitchen, it's a spinoff of a successful Fort Worth bar, and it's opening on the ground floor of the Shelby Residences building at 5609 SMU Blvd., in late July.

Landmark is from One Entertainment Group, whose portfolio includes Theory Nightclub, Playground Bar, and Texas Republic; but One Entertainment founder/principal Sam Sameni felt like the Landmark Bar & Kitchen was the right concept for the space.



It'll be a relaxed concept with an enclosed patio boasting arcade and backyard games, better-than-bar food, cheap drinks, and a crazy-big TV screen measuring 130 square feet.

"We wanted to give people in the neighborhood a laid back place to hang out and have fun," Sameni says.

The space will comprise 7,000 square feet with a serious commitment to pets that includes a dog-friendly patio, dog toys, chews, and a special doggie food menu.

"We feel like we'll complement legendary bars already in the area such as Milo's Butterfingers and Barley House," he says.

The original Landmark Bar & Kitchen opened in in 2013 in Fort Worth's West Seventh area, where it's become a landmark in its neighborhood thanks to its broadly welcoming vibe and varied programming for a variety of tastes, be that karaoke, music bingo, steak night (\$15 steak and loaded potato on Wednesdays), boozy brunch, and live music.

"There's always something going on, and it doesn't feel like the same thing every night," Sameni says. "We also usually offer the best happy hour in the neighborhood."

At the Dallas location, that'll mean \$4 Titos, Jack, frozen drinks, and beers Monday-Fridays 4-7 pm, with a free nacho bar to sweeten the deal. (Speaking of, Landmark is offering \$1 drinks during opening week; go to LandmarkBars.com and sign up to get the special.)

One Entertainment Group also owns Cutie Pies Pizza, The Yard, and Hot Chicks Chicken, which has a location right next door to the space.

MEDIA

SAY HELLO TO LANDMARK BAR & KITCHEN BY SMU FOR ARCADE GAMES, CHEAP DRINKS, AND WEEKLY EVENTS (DALLAS ITES 101)

After taking Fort Worth by storm, Landmark is bringing 7,000 square feet of fun to SMU Boulevard with a massive dog friendly patio, adult yard games, and a 130-square-foot TV! And it officially opens on Monday!

Landmark comes from One Entertainment Group, who are being other local hotspots like Playground Bar and Texas Republic! Owner and SMU alum, Sam Sameni, said he wanted this neighborhood bar to be a place where anyone could come and find a good time.

This spinoff comes from the original concept in Fort Worth (temporarily closed to relocate), which similarly offered an expansive patio and massive yard games with incredibly cheap drinks and tasty bar bites!

WHAT TO EXPECT

Walk into Landmark and come ready for a good and casual time. The spacious interior hosts several arcade games, while the huge patio is pet friendly for all your four-legged friends! They feature a weekly yappy hour, as well as a doggie food menu!



This spot is the ultimate hangout for game days or group outings with one of the largest TVs in the area spanning 130 square feet! Its laid back and welcoming environment makes it the perfect neighborhood watering hole!

SPECIALS

Known for their insane happy hour pricing, Landmark hosts happy hour from 4-7 pm Monday through Friday with \$4 Jack, Tito's, Frozens, and big beers + a FREE nacho bar!

Pro tip: If you head to their website and sign up, you can enjoy \$1 drinks all opening week!

WEEKLY HAPPENINGS

Mon: Poker Nights with \$4 wells

Tues: Karaoke with \$4 wells + shots

Wed: Steaks Nights with \$14.99 filet mignon

Thurs: Music Bingo

Fri & Sat: Live Music

Sat & Sun: Boozy Brunch with bottomless mimosas + dj

Sun: Live music all day

So tag your crew and make your plans to check out the newest neighborhood bar and grill, Landmark!



MEDIA

LANDMARK BAR AND KITCHEN TO OPEN WITH FREE HAPPY HOUR NACHO BAR (DALLAS OBSERVER)

The space on SMU Boulevard that was once a Twisted Root and more recently Texas Republic, which opened in October 2021, will soon transform into Landmark Bar and Kitchen. It's a rebrand by the same hospitality group. The adjacent Hot Chicks Nashville Hot Chicken, owned by the same company, will stay in place.

Sam Sameni with Landmark Bar says this new concept will be "more casual and welcoming." And what better way to be more welcoming than by offering a free happy hour nacho bar? They'll also have lower-priced drinks and something going on every day so people won't get bored even if they visit several times a week.

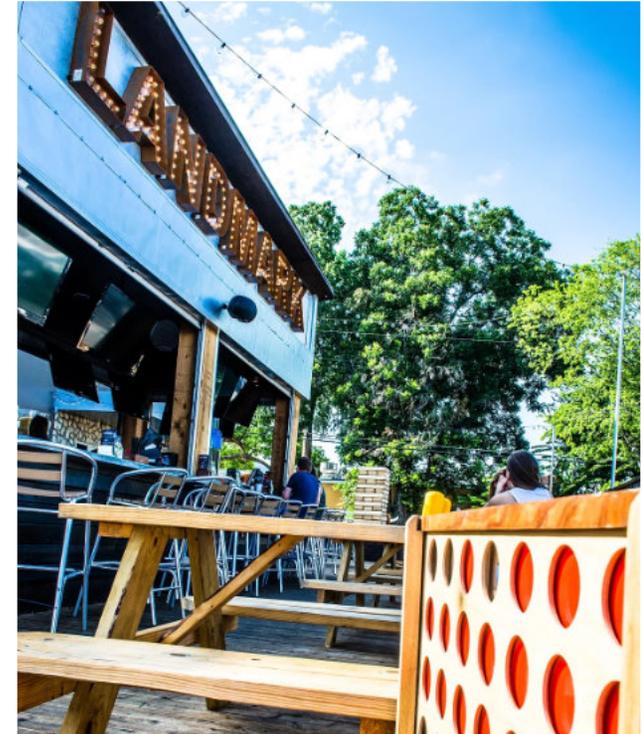
On Mondays, Landmark will host poker night with \$4 wells and drafts. Tuesday it's karaoke, and Wednesday is steak night (\$14.99 for a steak and a loaded potato). Thursday has music bingo with \$6 Crown and down. Friday, Saturday and Sunday bring live music. Brunch starts at 11 a.m. on both Saturday and Sunday, with bottomless mimosas and a DJ.

This new-again bar will have arcade games (Golden Tee PGA) and backyard games, bar food, a large dog-friendly patio and strong drinks. One holdover from Texas Republic is the massive 130-square-foot TV screen.

Happy hour, 4-7 p.m., Monday-Friday, will include the free nacho bar, \$4 Titos, Jack, frozen drinks and beer.

Landmark is scheduled to open July 25. You can score \$1 drinks opening week if you sign up on the website.

Mostly, though, they just had to say free nacho bar.



MEDIA

LANDMARK BAR & KITCHEN IS A FUN AND FRIENDLY NEIGHBORHOOD BAR WITH LOCATIONS IN DALLAS AND FORT WORTH.

Featuring over 20 HDTVs, ice cold beer, damn good bar food, a large dog friendly patio and your favorite arcade and backyard games, we will be your favorite bar to hang out with old friends and make new ones!

There is always something going on at Landmark...from live music to poker night to karaoke to crawfish boils and more, we will keep you entertained.

Landmark has been your home for drinks, food and friends since 2013.

We are serious about Happy Hour 'round these parts! We pride ourselves in having the Best Happy Hour in town! Grab a few of your drinking' buddies and head on over!

Click on the below box to book your Happy Hour and we will give each member of your party their first drink on us! Minimum of 8 people for the free drinks promotion.

At Landmark, we are all about having fun! From our arcade games to the relaxed environment on the patio, everything we do, incorporates fun and entertainment.

Landmark is the perfect place to catch a Rangers game or watch our Mustangs play. With over 20 3D Smart TVs and a 136sf LED Megatron, you wont miss a second of any of your favorite games. We can even organize a watching party for your team!

We play the best Rock, Country, Top 40 and today's jams

Karaoke on Tuesdays and the Weekend Brunch are our favorite days of the week!







DEMOGRAPHICS

	1 MILE	3 MILE	5 MILE
POPULATION			
2021 Population	26,974	185,750	419,026
2010 Population	21,102	163,519	358,849
% Proj Growth 2022 - 2027	0.16%	0.35%	0.44%
HOUSEHOLDS			
2021 Households	12,029	89,492	204,656
Family Households w Children	4,414	38,382	88,740
Persons Per Household	3.1	3.1	3.0
DAYTIME POPULATION			
Total Daytime Population	36,328	226,745	629,842
Workers	24,963	150,634	457,488
Residents	11,365	76,111	172,354
RACE			
% White	71.6%	66.3%	59.9%
% Black	5.2%	8.1%	12.3%
% Asian	9.6%	6.7%	5.8%
% Hispanic	11.8%	18.4%	22.5%
AGE			
Median Age	31.8	35.9	36.3

	1 MILE	3 MILE	5 MILE
INCOME			
2022 Average Household Income	\$156,850	\$155,723	\$140,623
HIGHEST EDUCATIONAL ATTAINMENT			
Education Base - Age 25+			
Less than 9th Grade	1.6%	3.3%	4.2%
Some High School	2.6%	2.9%	3.8%
High School or GED	5.0%	8.7%	11.3%
Some College	8.8%	11.2%	12.6%
Associates Degree	3.9%	3.9%	4.5%
Bachelors Degree or Higher	44.4%	41.4%	38.3%
Graduate/Professional Degree	33.7%	28.6%	25.2%
POPULATION BY EMPLOYMENT TYPE			
% White Collar	87.5%	79.9%	76.4%
% Blue Collar	4.6%	9.6%	12.2%
% Services	8.0%	10.5%	11.3%
HOUSING			
2022 Owner Occupied Housing by Value			
% Owner Occupied Housing	37.2%	36.7%	34.0%
% Renter Occupied Housing Units	52.8%	53.3%	55.6%
HOUSING VALUES (OWNER OCCUPIED)			
Median Home Value	\$504,679	\$568,158	\$459,196

DATA SOURCE: © 2022 ESRI. ALL RIGHTS RESERVED

LANDMARK - SMU BLVD

DALLAS, TEXAS

WILL WALTERS

Partner
Investment Services

📞 214.675.3665

✉️ willwalters@duwestrealty.com

ALEX SPEED

Senior Associate
Investment Services

📞 479.650.4144

✉️ alexspeed@duwestrealty.com

JACKSON FULLER

Associate
Investment Services

📞 918.344.2101

✉️ jacksonfuller@duwestrealty.com

DUWEST
INVESTMENT SERVICES